

Infill and Redevelopment Study Lexington, Kentucky

Services:

- Analysis of neighborhood character
- Testing of zoning ordinance impacts
Modified design standards for infill & redevelopment
- Public workshops

Client: Henry Jackson
Lexington/Fayette Urban
County Government

Date: 2001

The Lexington-Fayette Urban County Government undertook the development of design standards and guidelines for infill development within the established neighborhoods of the community. This project seeks to demonstrate that high quality, compatible infill can occur in established neighborhoods in a way which can enhance livability. In addition, the project promotes the efficient use of land and thereby implements regional growth policies that encourage development to focus on the core of Lexington rather than spreading into outlying areas. The process to develop the design standards included extensive public participation from the citizens of Lexington through a series of hands-on workshops, focus group interviews and on-site analyses.



Workshop participants engage in a hands-on exercise to identify the key features of their neighborhood.



Concern about incompatible scale and design of multifamily housing in a traditional single-family context is one of the motivations for the Lexington infill study.



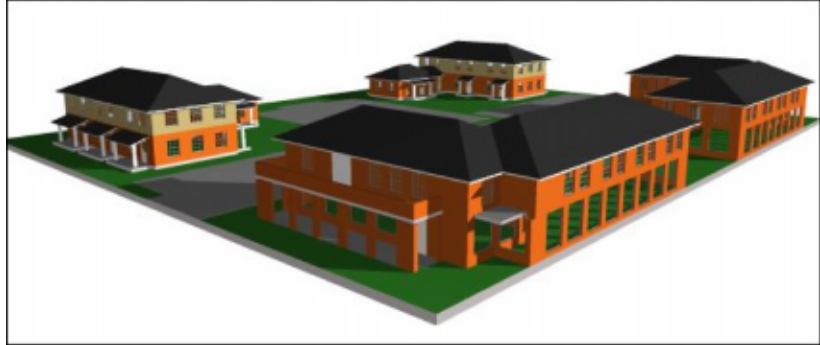
Existing infill development was perceived as missing some of the essential design features seen traditionally in pedestrian-oriented neighborhoods. In this case, parking separated building entrances from the sidewalk edge.

DESIGN GUIDELINES SERVICES



Hands-on workshops engaged participants in discussions about design policies for their neighborhoods.

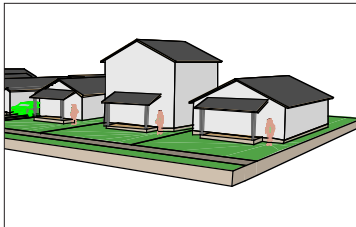
Infill and Redevelopment Study Lexington, Kentucky (continued)



Computer-generated models test the effectiveness of alternative design standards for mass, scale and building setbacks. Statistical data, including floor area, lot size, and building heights, accompany each of the illustrations in the infill study report. The design standards include single-family, multifamily and mixed-use zoning categories.



Redevelopment opportunities for neighborhood-oriented commercial facilities are also a motivation for the Lexington infill design standards project.



A key principle is to have primary entrances face the street and be defined with a porch.



Key infill study actions:

- Permit development on lots smaller than the citywide minimum standard, when special design conditions are met.
- Reduce buildable floor area in the two-family zone district, and increase standards for landscape design and screening of parking.
- Provide standards that assure new development is in scale with established neighborhoods.